

**RESOLUTION RECOMMENDING ADOPTION OF THE  
EAU CLAIRE COMPREHENSIVE PLAN**

**August 1, 2005**

**BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF EAU CLAIRE AS  
FOLLOWS:**

**WHEREAS**, the State of Wisconsin adopted the 1999 Wisconsin Act 9 and subsequent changes from Assembly Bill AB 872, known as Wisconsin's Smart Growth Law, which provides the framework for developing comprehensive plans; and

**WHEREAS**, pursuant to Sec. 66.1001(4)(a), Wisconsin Stats., the City of Eau Claire on August 12, 2003 adopted by resolution written procedures designed to foster public participation in the preparation of the Eau Claire Comprehensive Plan; and

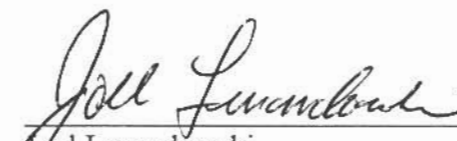
**WHEREAS**, on April 14, 2005 the Citizens Advisory Committee, which was formed by the Plan Commission and approved by the City Council to create the Comprehensive Plan, adopted a resolution with unanimous support of approval for the document; and

**WHEREAS**, pursuant to Sec. 66.1001(4)(b), Wisconsin Stats., the Plan Commission of the City of Eau Claire, after holding a public hearing on June 20, 2005 regarding the proposed Comprehensive Plan, and after careful study and review of the proposed Comprehensive Plan, finds that said plan constitutes a suitable, logical, and timely plan for the future development of the City of Eau Claire over the ensuing twenty years.

**NOW, THEREFORE, BE IT RESOLVED** that pursuant to Sec. 66.1001(4)(b), Wisconsin Stats., the City of Eau Claire Plan Commission recommends approval of the draft document dated May 16, 2005 consisting of text, maps, and tables, entitled "EAU CLAIRE COMPREHENSIVE PLAN" to the City of Eau Claire City Council, subject to the list of changes and revisions provided in Attachment 1 to this resolution.

Adopted:

August 1, 2005

  
Joel Levandowski  
Chairperson

**ATTACHMENT 1**  
**Recommended Changes and Revisions to**  
**May 16, 2005 Draft Comprehensive Plan**

1. Page 2-9, Figure 2-1: Adjust the locations of the three “Potential School Locations” on the Planned Land Use Map by relocating them more to the center of the “Future Neighborhood Area”, rather than along an existing street.
2. Page 2-10, Table 2-2: In the first sentence of the description of Land Uses for the category of Future Neighborhood, add the words “commercial and non-residential” following the phrase “...housing and supportive...”
3. Page 2-12, Objective 3, Perimeter and Regional Growth: In the fourth paragraph, following the words “...occurred in the past 25 years is that...” add the words: “as a result of the state annexation law”
4. Page 2-14, delete the first three lines at the top of the page beginning with “...the extraterritorial area. The City’s...”
5. Page 2-14, Policy 1, Growth Management Areas: Replace the existing narrative for Policy 1 with the following:

**Growth Management Areas:** Manage growth in and around Eau Claire using the following growth management areas:

- Existing Urban Area
- Urban Sewer Service Area
- Extraterritorial Review Area
- Rural Area

Figure 2-3, Growth Management Areas, illustrates the approximate location of the four growth management areas as of the effective date of the *Comprehensive Plan*. The Existing Urban Area represents the actual area contained within the corporate boundaries of the City of Eau Claire. The boundaries of the Urban Sewer Service Area are approved by the Wisconsin Department of Natural Resources and designate the area beyond the Eau Claire corporate limits that the City anticipates eventually could be served by the City’s wastewater treatment facility. The Extraterritorial Review Area is the area within three miles of the City’s corporate boundaries in which the City exercises subdivision review authority under State law to regulate the creation of new parcels through platting or certified survey map and ensure uses of land compatible with the *Comprehensive Plan*. The Rural Area includes the unincorporated areas beyond the Extraterritorial Review Area three-mile boundary and generally maintained for very low rural residential or agriculture uses, or as provided for in a cooperative boundary plan agreement.

The City will prepare and adopt long-range plans for land use, roads and the sequential extension of City sewer and water lines in the Existing Urban Area and the Urban Sewer Service Area. The City will seek the cooperation of the counties and adjacent town and village governments to accomplish mutually beneficial growth management objectives consistent with the *Comprehensive Plan*. Those objectives include compact and well-designed urban edge growth, the economic extension of City utilities and roads, and the preservation of nearby rural land use and productive farmland from premature development.

6. Page 2-14, Policy 3, Non-Sewered Development: Replace the existing narrative for Policy 3 with the following:

**Non-Sewered Development:** (a) Require a minimum ten-acre lot size for the creation of new lots in the Urban Sewer Service Area and Extraterritorial Review Area, unless a lesser minimum lot size is allowed through a cooperative boundary plan agreement, or an exception is granted as provided below in this section. The minimum lot size is established in order that compact and cost-effective urban development in the City's perimeter may be achieved through and beyond the twenty year planning horizon of the *Comprehensive Plan*. The density standard serves to protect the future capacity of the City to expand its tax base and secure economic growth, and also to help preserve working farms and rural development patterns until the time that the land is converted to urban use. In addition, limiting the extent of non-sewered residential development in the City's Extraterritorial Review Area will assist in protecting the City's future capacity to provide development locations for construction of affordable housing.

(b) For any buildable lot of record as of the effective date of the *Comprehensive Plan*, one house would be allowed provided applicable requirements for sewage treatment, water well, and access were met.

(c) (1) To provide greater flexibility in lot design, the City may provide for exceptions to the 10 acre minimum lot size through the City's subdivision review process for developments complying with the subdivision regulations and meeting the following additional criteria:

- The average density of the overall parcel is at least 10 acres per lot;
- Each lot meets the health code requirements for on-site sewage treatment and private water wells;
- The proposed lot layout for the overall parcel locates houses on building sites that have the least impact on environmentally sensitive areas and are less well-suited for farming and agricultural uses;
- The remainder of the overall parcel not developed with lots and roads require a conservation easement precluding further development until such time as urban sanitary sewer service is available and utilized, and
- The proposed lot layout for the overall parcel provides for the future efficient re-subdividing for urban densities and the cost-effective and orderly extension of public streets and utilities.

For example, a 40-acre parcel meeting the above criteria may be able to create 4 one-acre lots for initial development, leaving 36 acres for subsequent development once sewers could be extended.

(2) In addition, the City may also provide exceptions to the 10-acre requirement through cooperative boundary plan agreements establishing the provision of on-site wastewater treatment facilities for developments meeting the following criteria:

- The average density of the overall parcel is not greater than 3 acres per lot;
- Each residential lot is at least 8,000 square feet and no larger than 20,000 square feet in size;
- Each lot is served by sewer service connected to a COMM 83, Wisconsin Administrative Code, compliant common on-site wastewater treatment facility. All sewer main, trunk and lateral lines meet City of Eau Claire standards for such facilities;
- Each lot is served by an approved private, non-community or community water supply system. All water lines meet City of Eau Claire standards for such facilities;
- The remainder of the overall parcel not developed with lots and roads, and areas containing common on-site wastewater treatment facilities, water supply facilities or stormwater management BMPs require a conservation easement precluding further development until such time as urban sanitary sewer service is available and utilized;
- The proposed lot layout for the overall parcel locates houses on building sites that have the least impact on environmentally sensitive areas and are less well-suited for farming and agricultural uses; and

- The proposed lot layout for the overall parcel provides for the future efficient re-subdividing for urban densities and the cost-effective and orderly extension of public streets and utilities.

For example, a 40-acre parcel meeting the above criteria may be able to create thirteen 8,000 to 20,000 sq.ft. lots for initial development served by common on-site wastewater treatment and water supply technologies while leaving the remainder of the parcel in conservation easement for subsequent urban development once sewers could be extended.

(3) Exceptions to the 10-acre minimum lot size may also be provided through an intergovernmental agreement (under Section 66.0301 of Wisconsin Statutes) between the City and Town for areas that are already highly divided into semi-rural lots and which would be cost prohibitive for the City to serve with City utilities. An example would be the existing residential area in the Town of Washington, west of Lowes Creek Road and south of Interstate 94.

(4) Exceptions to the 10-acre minimum lot size may also be provided through intergovernmental agreements between the City and county and/or town establishing a transfer of development rights program. A transfer of development rights program would establish a formal process by which development rights could be transferred from one parcel in a sending district to another parcel in one or more receiving districts. Transfer of development rights is essentially a market-based technique that encourages the voluntary transfer of growth from areas designated as "sending areas" (where a community would like to see less or no development) to areas designated as "receiving areas" (where a community would like to see more development). The sending areas can be environmentally sensitive lands, open space, agricultural areas, wildlife habitats, historic landmarks, or any other places of importance to the community, while the receiving areas are places appropriate for additional development because they are close to jobs, shopping, schools, transportation, and urban services.

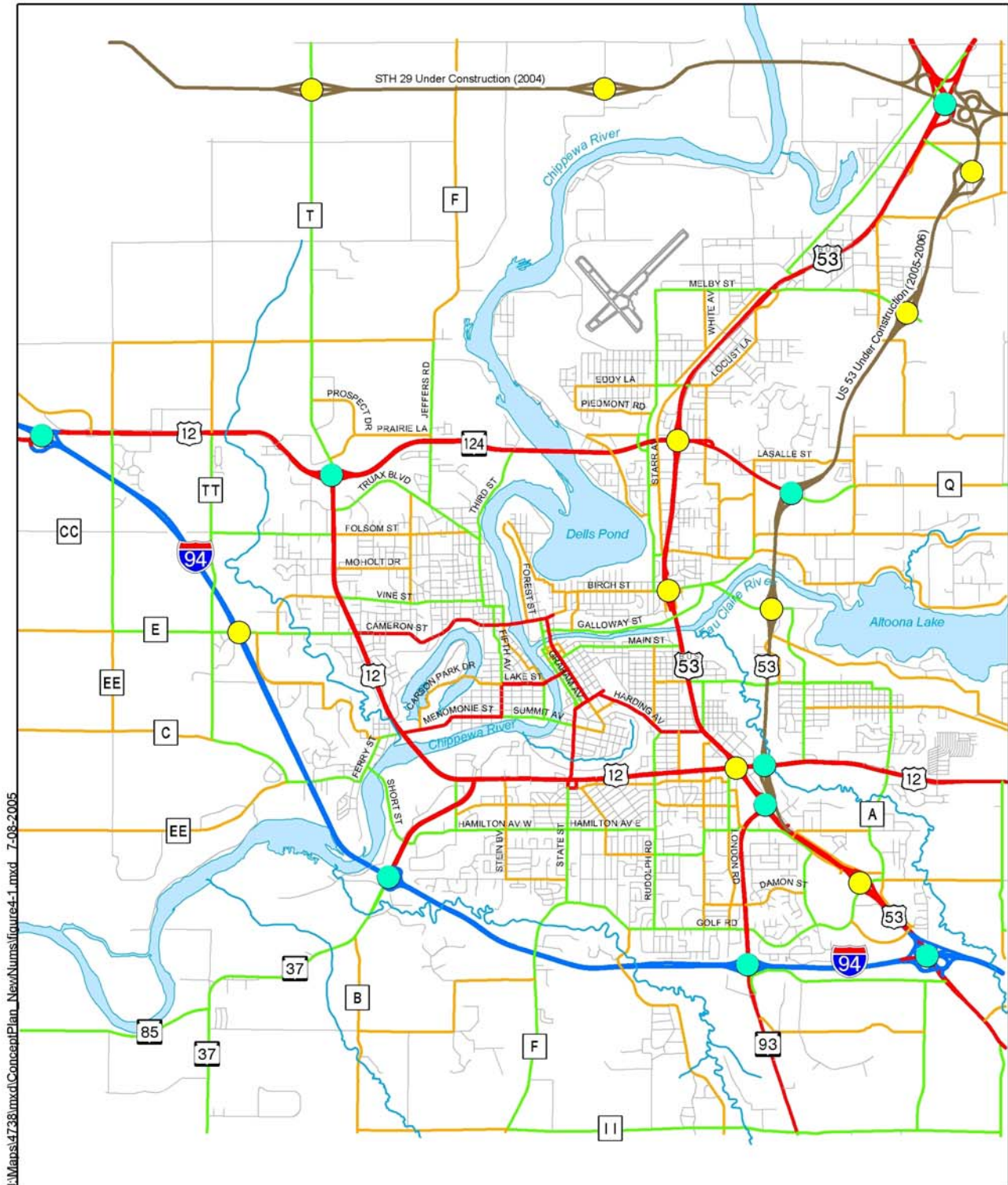
(d) To assist in establishing the intergovernmental agreements and exceptions identified above, the City will work with individual Towns to draft and execute a memorandum of understanding expressing the intent of both jurisdictions to work towards a more formal intergovernmental agreement and identifying a process and mutual items of concern to be addressed. (See also the Intergovernmental Cooperation Chapter, Policy 12, Intergovernmental Memorandum of Understanding)

7. Page 2-17, Policy 5, Commercial or Industrial Development: Add the word "new" following the word "Allow..." in the first line and add the words "or through a cooperative plan agreement" at the end of the first sentence following the words "...connection to City sewer and water lines,"
8. Page 2-20, Policy 14, Infrastructure Investments: Replace the existing narrative for Policy 14 with the following:

**Infrastructure Investments:** Seek to enter into intergovernmental agreements either through Wisconsin Statutes Sec. 66.0301 or Sec. 66.0307 to provide for the targeted construction of lift stations and trunk lines in the Urban Sewer Service Areas as a joint intergovernmental strategic investment to attract and direct development to selected perimeter growth locations jointly identified by the City and adjacent towns. Such agreements should be pursued only after completion of joint planning efforts between the City and towns to prepare a detailed land use plan for a specific growth area. The detailed components of the agreements should be crafted by the jurisdictions involved based on the characteristics and shared development needs for the area. Such intergovernmental agreements for infrastructure investments should include the following provisions:

- Extraterritorial zoning will be established for the designated area.
- The upfront municipal cost for any sewer lift stations or truck lines in the designated area will be incurred by the City of Eau Claire.

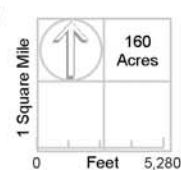
- The Town will approve and authorize the City to construct any agreed upon lift station and/or trunk lines, along with the necessary easements for such improvements.
  - Town properties cannot be connected to the lift station and trunk line until annexed to the City or until such time as may be specified in an approved cooperative boundary plan agreement for the area.
  - For infrastructure investment areas addressed through intergovernmental agreements established under Sec. 66.0301, and to encourage orderly and timely annexation of parcels suitable for compact urban development the City will commit to making a revenue sharing payment for a fixed and limited number of years to the Town based on a percentage of the property tax revenue derived by the City from the subsequent development of the annexed area. The City will seek to negotiate the amount and terms of revenue sharing based on a reasonable and equitable consideration of the overall terms of the intergovernmental agreement, the type of development taking place, and the construction costs and the relative public service costs incurred by both the City and the Town following annexation of the area. For example, in instances where the City and Town agree to share in the initial provision of public services or where the City's initial service costs would not be excessive, the City could provide a revenue sharing payment to the Town equal to 80% of the City's share of paid property tax revenue from an annexed parcel in year 1 following the annexation; 60% in year 2; 40% in year 3; and 20% in year 4; and 0% thereafter. The amount of payment, years of payment, and starting date of the revenue sharing payment could be negotiated, but the City's intent would be to provide a revenue sharing payment based on property tax revenue generated as the parcel is developed, not simply as vacant land.
9. Page 2-25, Policy 1, Road Corridor Land Use Planning: Add the following statement as the third paragraph of the policy narrative: "New housing development along all State highways and other major arterials will also need to mitigate noise from the roadway with appropriate buffer areas. The City will continue to require a 50 ft. buffer yard with pine tree plantings or other appropriate sound reduction barriers for new residential subdivisions abutting State highways and other major arterial streets."
  10. Page 2-25, Policy 2, Site Design: At the end of the paragraph, delete the phrase "...educating developers on the fine points of site planning and building design," and insert the following words: "providing other site planning and building design improvements."
  11. Page 3-7, Policy 1, Steep Slopes: Add the following sentence at the end of the first paragraph: "Development includes buildings, parking lots, and other site improvements that involve alterations to the natural grade of the property."
  12. Page 4-7, Table 4-1: Revised the category of "Freeways" to: "Freeways-Interstate."
  13. Page 4-8, Figure 4-1: Change the color designation as shown on the attached map from yellow to teal to designate the intersections as "System Interchanges".
  14. Page 4-13, Figure 4-3: Revise the map to incorporate the planned roadways and street identified under Policy 4, New Arterial and Collector Streets on Page 4-12 "as shown on the attached map".
  15. Page 4-16, Policy 6, Sub-Area Analysis: Add the following statement at the end of the policy statement: "The USH 53/Golf Road Area Wide Traffic Impact Study, which is used by the City with its development review process, is an example of such sub-area analysis."



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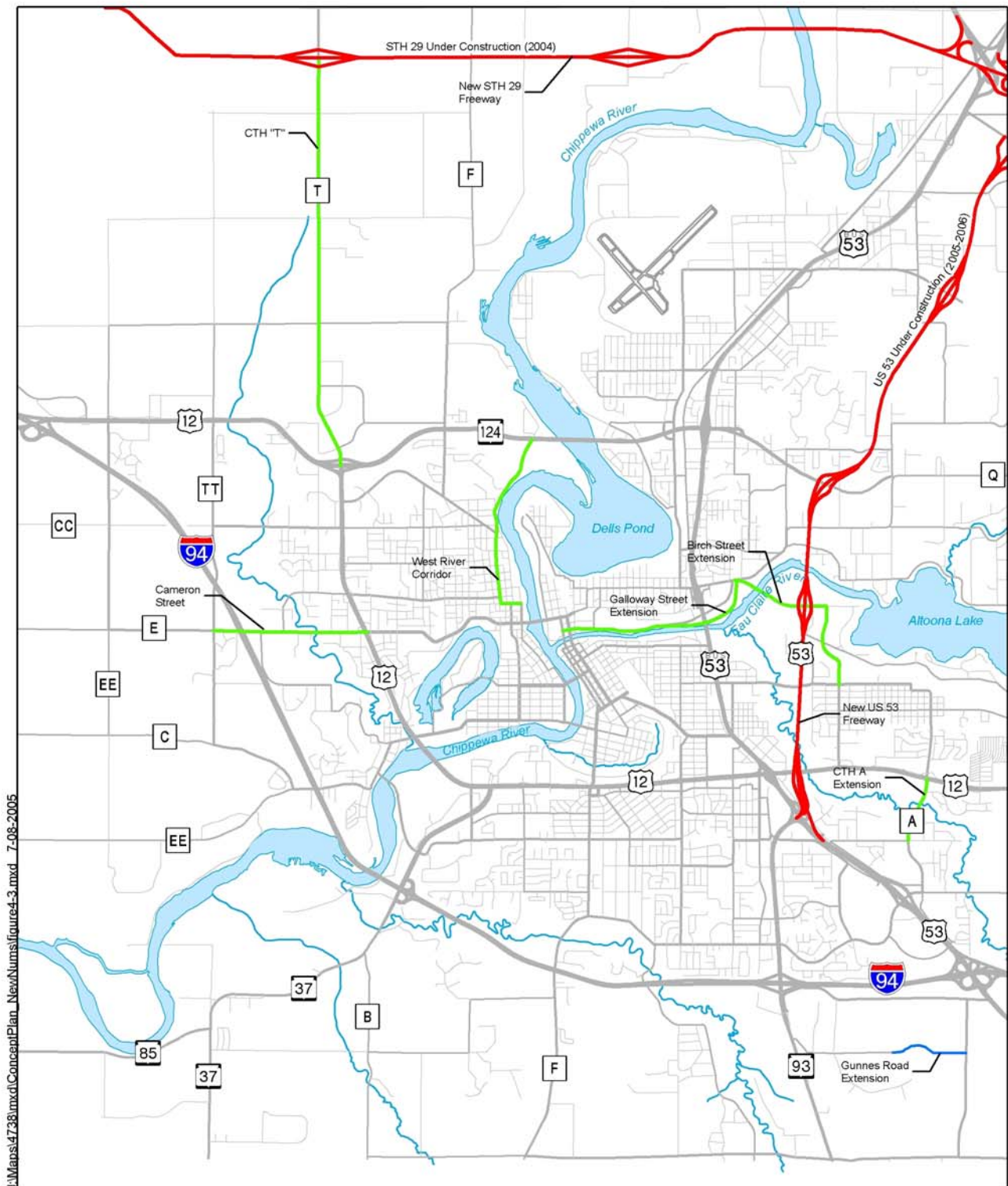


- System Interchange
- Access Interchange
- Principal Arterial (Interstate)
- Principal Arterial (Freeway)
- Principal Arterial (Other)
- Minor Arterial
- Collector
- Local



**Figure 4-1**  
**Proposed Functional Classification System of Roads**

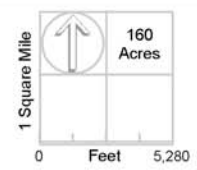




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**Planned New Roadways**  
 — Principal Arterial  
 — Minor Arterial  
 — Collector



**Figure 4-3**  
**Major Future Transportation Projects**

16. Page 4-19, Objective 7, Pedestrian Environment: The bold font style for the two sentences at the bottom of the page beginning “Walking accounted...” and ending with “has generally been ignored.” should be replaced with regular font style.
17. Page 4-21, Policy 2, Sidewalk System Plan: Revise the title of the policy to “**Pedestrian System Plan**” and add the following sentence at the end of the first paragraph: “The Eau Claire Multi-Modal Committee (as identified in Policy 9 below) should assist in the development of this plan.”
18. Page 5-4, Policy 1, Park Classifications: In the second paragraph, delete the sentence beginning with the words: “The major characteristics of each type...” and insert the following sentence: “The major characteristics of each type of park including the primary group served, the service area, desirable size, ideal location, and typical facilities and features are listed in Table 5-1, Standards for Park and Open Space Areas.”
19. Page 5-6 (approximate): Insert the following new table as Table 5-1, Standards for Park and Open Space Areas; identify the table of Eau Claire Park Sites as Table 5-2; identify the table of Development Program for the Planned Parks as Table 5-3; and correct the references in the narrative to incorporate the changes in the titles for Tables 5-1, 5-2, and 5-3.
20. Page 5-7 (approximate), re-titled Table 5-2, Eau Claire Park Sites: Under the listing for Existing Facilities, add: “#27 Mount Washington Ski Jump Facility” and provide the correct map illustration for Item 27 on Map 5-1 on Page 5-5.
21. Page 5-7 (approximate), re-titled Table 5-2, Eau Claire Park Sites: For Item 78 under the listing for Future Facilities, the item should be identified as “Future Menomonie Street Playground”
22. Page 5-8 and Page 5-9 (approximate), re-titled Table 5-3, Development Program for the Planned Parks: The row for Item #29 should be deleted from the table, and the remaining Park Number Item Listings should be changed to the following listing in descending order from the top of the table on Page 5-8 (approximate):  
“79,82,81,83,60,78,96,90,91,80”
23. Page 5-11, Objective 3, Waterfront Access and Trails: Following the paragraph in the narrative ending with the words: “...water bodies with continuous public open space” add the following:  
  
The Chippewa and Eau Claire Rivers, Half Moon Lake, and numerous creeks such as Otter, Sherman and Lowes Creeks are integral components of the form and image of Eau Claire and help provide an abundance of open space and recreation within the City. In addition, the natural beauty of the community’s scenic vistas, hills, and valleys are in large part due to these waterways. Because of the importance of these resources, the ultimate goal of the City should be to protect these resources and provide public access to and along these waterfront areas for the enjoyment and recreation of the citizens of Eau Claire
24. Page 5-12, Objective 3, Waterfront Access and Trails: Add the following fifth policy under Objective 3:



**Table 5-1**  
**Standards for Park and Open Space Areas**

	<b>Play Lot</b>	<b>Neighborhood Playground/ Park</b>	<b>Urban Park</b>	<b>Community Park</b>
<b>Group Served</b>	Pre-school children (5 yrs. & under)	Neighborhood surrounding playground (primarily those 5-14 yrs in age)	Neighborhood surrounding park (for all ages)	Entire community (for all ages)
<b>Service Area</b>	1 to 4 blocks on single project	½ mile radius from playgrounds	½ mile radius	Area within 20 min. travel time
<b>Desirable Size</b>	No standard	5-15 acres min.	2 acre min.	100+ acres desirable
<b>Location</b>	High density neighborhood which lack private yards. Interior or residential block or housing development or in corner of neighborhood park.	Near center of neighborhood. Preferably at or adjoining elementary school. Should be accessible by pedestrians.	Near intensely developed areas & areas of high density	Where appropriate sites can be obtained incorporating scenic or other natural features. Should be along collector or arterial streets.
<b>Facilities &amp; Features</b>	Sandbox, swings, slides, climbing structures, spray pool, benches, open shelter, fences, paved & grass areas. Not considered essential in large-lot residential areas.	Play apparatus area, multi-purpose athletic field, shelter building, skating rinks, organized summer playground program offered. Quiet or passive areas and activities should also be provided. Off-street parking desirable.	Shaded areas for quiet activities, plantings, benches, picnic tables, foundations, etc.	Active athletic areas similar to playfield but at least ½ should be rustic & provide picnicking, hiking, fishing, boating, etc. Off-street parking required. Shelters, swimming pools & quiet passive areas desirable.

**Table 5-1 (cont'd)**  
**Standards for Park and Open Space Areas**

	<b>Special Area Facilities</b>	<b>Community Athletic Fields</b>	<b>Street Island</b>
<b>Group Served</b>	Entire community	Entire community	Neighborhood surrounding site (for all ages)
<b>Service Area</b>	No specific service area	No specific service area	Immediately adjacent site
<b>Desirable Size</b>	Depends on type of facility	Depends on type of fields provided	6,500 sq. ft.
<b>Location</b>	Depends on type of facility	Site with good roadway access	Depends on purpose & design
<b>Facilities &amp; Features</b>	Hockey rinks, swimming facilities, archery, skiing, sledding, pedestrian/bicycle trails, scenic overlooks or sites, waterfront sites, linear parks.	Major complexes for such sports as: soccer, softball, baseball, etc.	Benches, plantings.

**5. Waterway Plan:** Update the City's Waterway Plan, which was prepared in 1988. This update should emphasize the City's commitment to protect the City's waterway resources, to provide public access to and along waterfront areas for the enjoyment and recreation of the citizens of Eau Claire, and to encourage only that development that enhances the attractiveness of the waterways and is sensitive to waterways environmental issues.

25. Page 5-13, Policy 2, Trails Network: Delete the last sentence of the paragraph and insert the following sentence: "The City will identify and complete missing links in the trail system, such as near the 600 block of Menomonie Street and along First Avenue, north of Lake Street."

26. Page 5-17, Objective 5, Role of Parks in Urban Design: Add the following ninth policy under Objective 5:

**9. Development of Adjacent Park and Greenway Areas:** Ensure that development that occurs adjacent to parks and greenways is compatible with such areas, provides appropriate screening, maintains access and does not negatively affect the natural environment of such park or greenway.

The Waterways and Parks Commission currently reviews development proposals that abut a park or open space. The City should consider expanding the Commission's review to include not only development proposals that abut park sites, but also those development proposals that are adjacent to a parks or greenways and only separated by a public right-of-way.

In addition, amend Table 14-1, Plan Implementation Work Program, Page 14-7, to include the following additional action item under Codes and Ordinances:

Consider an amendment to Section 2.64 of the City Code of Ordinances to provide for Waterways and Parks review of development proposals for land adjacent to parks and greenways that is separated from such areas by a public right-of-way. **2006**

27. Page 5-17, Policy 1, Natural Preservation and Stewardship: At the end of the second sentence, add the following statement: "The City should also establish an inventory of other significant natural resource areas, such as Mt. Tom."
28. Page 5-21, Policy 11, Boat Launches: Delete the second and third sentences of the second paragraph and add the following sentence: "The City should conduct a study of the number of boats that typically use Dells Pond and the upper Chippewa River to determine the boating capacity of this portion of the river as well as whether any of the semi-submerged logging "booms" should be removed."
29. Page 5-23, Objective 7, City-Wide Facilities and Recreation Programs: Add the following twentieth policy to Objective 7:

**20. Summer Playground Program:** Work to continue to provide the City-sponsored summer playground program. Since, this program is not offered within each neighborhood or at each neighborhood playground, the City should regularly assess neighborhood needs and demand for this program in order to direct program offerings to the areas experiencing the greatest need. However, in selecting summer playground sites, the City must also consider site location on a city-wide basis in order to afford all interested youth the opportunity to participate in the program.

In addition, work to identify and secure funding sources to assist in providing this program at the neighborhood playgrounds

30. Page 6-16, Objective 8, Major Road Corridors: At the end of the fourth paragraph ending with the words "...could be used to enhance these corridors," add the following sentence: "(See also the Transportation Chapter, Policy 3, Mode Connectivity and Objective 7, Pedestrian Environment for additional policies regarding pedestrian connections.)"
31. Page 7-8, Policy 4, Housing: Delete the existing paragraph and insert the following:
- "Seek to attract higher density housing in and around Downtown and along the riverfronts to make greater use of existing public infrastructure and to strengthen economic activity and market demand in the Downtown during the evening and weekend hours. The City's review of residential development projects in and around Downtown should reflect strong consideration of the potential impacts of projects on the long-term stability and vitality of existing neighborhoods."
32. Page 7-11, Policy 3, Accountability: In the second paragraph, following the words: "...economic development partners (ECAEDC, DECI," insert the words "Housing Authority"
33. Page 8-3, Policy 1, Utilities Staging Plan: The phrase "Utilities Staging Plan" at the beginning of the section, and the phrase "Public Utilities Staging Plan" occurring four times in the section should be changed from italicized font style to regular font style.
34. Page 10-7, Policy 4, Lead Paint Reduction Program: At the end of the first paragraph ending with the words "...programs described above" add the words "The City will continue to partner with the City County Health Department to eliminate lead based paint hazards and childhood lead poisoning in the City." and at the end of the second paragraph following the sentence ending with "...over the next five years." add the sentence "The City County Health Department will continue to monitor for childhood lead poisoning cases, conduct case management of lead poisoned children, and enforce lead hazard abatement."
35. Page 12-15, Objective 6, Downtown Design: Add the following tenth policy under Objective 6:
- 9. Interior System Upgrades:** Encourage improvements to interior building structures to upgrade electrical, plumbing, and heating and ventilation systems to correct existing building code non-conformities or to upgrade systems and encourage development of vacant or under-utilized spaces. The City should work with other community organizations to promote ongoing interior rehabilitation of Downtown buildings, including the provision of financial assistance for code compliance programs.
36. Page 13-8, Objective 2, Smart Growth Cooperation: Add the following twelfth policy under Objective 2:
- 12. Intergovernmental Memorandum of Understanding:** Execute intergovernmental cooperation memorandums of understanding with other government jurisdictions in the metropolitan area. A memorandum of understanding (MOU) is a written document that could be used to define the expectations, responsibilities, terms, and conditions of a proposed working relationship between the City of Eau Claire and another government or public sector organization. A MOU would be an important first step in achieving a more formal and detailed intergovernmental agreement by establishing mutually acceptable policies and procedures about how the subsequent agreement will be crafted and negotiated. A MOU would facilitate the efforts

of the City and other jurisdictions to build trust and work towards a more productive relationship by describing an explicit framework for dialogue and collaborate work.

Possible MOU applications include establishing metropolitan efforts to encourage Smart Growth, implementing or expanding intergovernmental shared services, and negotiating intergovernmental agreements regarding development in the City's Urban Sewer Service Area and Extraterritorial Review Area.

37. Page 13-8, Objective 3, Shared Services, amend the initial objective statement to read as follows: **"Pursue expanded collaboration among government jurisdictions and agencies to share services and facilities more cost effectively when providing public services in the metropolitan area."**
38. Page 13-9, Policy 4, Shared Services: Add the following sentence at the end of the paragraph: "A key focus of the City's efforts to share services will be to maintain or improve the existing level of services."
39. Page 13-11, Policy 2, Boundary and Related Intergovernmental Agreements: Delete the existing narrative and insert the following:

**Boundary and Related Intergovernmental Agreements:** Seek to enter into cooperative boundary plans and related intergovernmental agreements consistent with the *Comprehensive Plan* to provide for compact land use development and to ensure the orderly transition of jurisdictional boundaries in the Urban Sewer Service Area and the Extraterritorial Review Area. The City will seek to engage in cooperative actions with other municipalities primarily under the provisions of Wisconsin Statutes Sec. 66.0301 for general intergovernmental agreements or Sec. 66.0307 for cooperative boundary plan agreements, as may be most appropriate.

Sec. 66.0301 grants local units of government the general authority to enter into agreements for the cooperative exercise of any power or duty required or authorized by law. Generally, the City will seek to use this statutory provision for establishing intergovernmental agreements regarding the joint exercise of powers or the sharing of public services. For example, the City may seek to establish joint planning or joint development review for identified lands within the Extraterritorial Review Area. The City may also use Sec. 66.0301 to establish intergovernmental agreements to provide for infrastructure investments as identified in Policy 14 on Page 2-20. In addition, the City may seek to use Sec. 66.0301 to establish intergovernmental agreements providing for the shared delivery of public services for streets, parks, public safety or building inspections. The City shall use this section when seeking to formalize existing informal arrangements among local governments regarding the delivery of services.

The City will generally use Sec. 66.0307 when seeking to establish a cooperative boundary plan agreement with adjoining jurisdictions. Boundary plans approved in accordance with Sec. 66.0307 provide the City and adjoining jurisdictions with a structure to govern the coordinated development of urban growth in the City's peripheral areas. Cooperative boundary plans allow the City and an adjoining town to determine when corporate boundaries will change and to implement a coordinated plan for the timely extension of public utilities necessary to ensure compact urban development and the eventual annexation into the City. Through a cooperative boundary plan, the City and a town may agree to the extension of City utilities and the service connections of properties outside of the City corporate boundaries prior to annexation, subject to annexation eventually taking place. A boundary plan will also allow the City and adjoining town to agree to interim development concepts including clustered smaller lot subdivisions or common septic system developments for lots subdivided for urban densities (for example, densities of 2.5 single family homes or higher per gross acre of development), provided the design of such subdivisions provided for the subsequent extension of City utilities following the eventual annexation and incorporation of the area into the City. Approved boundary plans include binding elements with

the effect of a contract for the scope and fixed schedule of boundary changes and the delivery of public services, including the delivery of sanitary sewer services. Boundary plans are prepared jointly by the municipalities setting the boundaries, approved by the Wisconsin Department of Administration, and will include the following elements for the area identified in the boundary agreement:

- A land use plan for the physical development of the territory, which is consistent with the adopted comprehensive plans of the participating jurisdictions, unless modified by the terms of the boundary agreement;
- Proposed boundary changes, conditions which trigger a boundary change, and the timing of those changes;
- Public services to be provided to the area covered by the plan, including the extension of municipal sanitary sewer and water utilities and the projected timetable for such extensions;
- Environmental consequences, including the description of how compliance with federal or state environmental laws affecting the area will be achieved;
- How farmland preservation areas and sensitive environmental areas will be protected or potential development impacts mitigated.
- How any public services now provided by the City will be extended to territory covered in the cooperative plan
- Plans for safe and affordable housing;
- Description of how the plan is consistent with existing laws;
- The length of the planning period, which must be at least 10 years; and
- An agreement regarding zoning in the territory.

In preparing a cooperative boundary plan, the City will work with the participating town to ensure that the plan will be reasonably compatible with the characteristics of the surrounding community within 5 miles of the boundaries of the territory identified in the agreement. The City will also work with the town to see that the plan takes into consideration the present and potential transportation, sewer, water and storm drainage facilities and other infrastructure, fiscal capacity, previous political boundaries, boundaries of school districts and the retail, recreation and social needs and customs of residents inside of and adjacent to the area covered by the cooperative plan.

The City will also work with the town to ensure that the shape of the boundary identified in the cooperative plan will reflect due consideration for the compactness of the area. The cooperative boundary plan will identify the quantity of land affected by the boundary change and the compatibility of the proposed boundary maintenance/change with the natural terrain including general topography, watersheds, soil conditions and such features as rivers, lakes and major bluffs. The plan will provide that the amount of land to be ultimately transferred to the City will not be in excess of what reasonably can be expected to develop to urban uses within the time period established by the cooperative plan, exclusive of natural areas, such as wetlands or environmental corridors.

40. Page 14-2, Policy 1, Annual Reports: Add the following statement as the fourth bulleted item in the first paragraph: "The status of efforts to implement the Plan Implementation Work Program."
41. Page 14-4, Policy 1, Five Year Review: Add the following sentence at the end of the paragraph: "The Five Year Review shall also include an assessment of the City's overall progress toward achieving the goals, objectives, and policies of the *Comprehensive Plan* and recommendations for adjustments to *Plan* policies or the Plan Implementation work Program that should be considered prior to the scheduled ten year update of the *Plan*."
42. Page 14-4, Policy 1, Priority Actions: Add the following statement at the end of the first sentence in the first paragraph: "along with identification of an initial lead agent within the City of Eau Claire responsible for bringing the action item forward."



43. Page 14-5, Table 14-1, Plan Implementation Work Program: Amend the table to insert an additional column identifying a lead agent for each action item as shown below:

**Table 14-1**  
**Plan Implementation Work Program**

<b>Public Information</b>			
<b>1.1</b>	Revise the City's intergovernmental notification procedures to provide expanded notifications and communications.	Planning/ Public Works	<b>2005</b>
<b>1.2</b>	Implement a series of <i>Comprehensive Plan</i> presentations with community organizations and area jurisdictions following <i>Plan</i> adoption.	Planning	<b>2006</b>
<b>1.3</b>	Establish ongoing procedures to prepare an annual intergovernmental cooperation update report.	Planning	<b>2006</b>
<b>1.4</b>	Establish ongoing procedures to transmit annual <i>Plan</i> progress report to neighboring jurisdictions.	Planning	<b>2007</b>

<b>Continuous Planning Program</b>			
<b>2.1</b>	Continue to monitor local development trends, incentive programs, and organizational effectiveness, and make adjustments as needed.	Planning	<b>Ongoing</b>
<b>2.2</b>	Review all proposed plats and certified survey maps in the City's Extraterritorial Review Area to ensure compatibility with the <i>Comprehensive Plan</i> and City Subdivision Code.	Planning	<b>Ongoing</b>
<b>2.3</b>	Continue to regularly update and expand upon the City's Intensive Historic and Architectural Resources Survey.	Landmarks Commission	<b>Ongoing</b>
<b>2.4</b>	Continue to implement the Special Conditions and Best Management Practices of the WPDES Municipal Storm Water Permit as required by the schedule in that agreement.	Engineering	<b>2005</b>
<b>2.5</b>	Incorporate the updated metropolitan traffic model and use as a planning tool for sub-area analysis.	Planning/ Public Works	<b>2005</b>
<b>2.6</b>	Initiate recruitment of industries in identified target groups.	Economic Development	<b>2005</b>
<b>2.7</b>	Work closely with the Metropolitan Planning Organization to update the regional transportation plan.	Public Works	<b>2006</b>
<b>2.8</b>	Create design standards for new facilities in the business parks.	Planning	<b>2007</b>
<b>2.9</b>	Work with WisDOT to design the Birch Street bridge over the Eau Claire River and the link between CTH Q and Spooner Avenue in Altoona.	Public Works	<b>2006</b>
<b>2.10</b>	Seek approval by WisDOT of the future functional classification system.	Engineering	<b>2006</b>
<b>2.11</b>	Write and adopt access management guidelines to improve traffic operations and safety.	Engineering	<b>2007</b>
<b>2.12</b>	Establish a citizen advisory committee to promote multi-modal and alternative modes of transportation.	Public Works	<b>2006</b>

<b>2.13</b>	Implement the <i>Transit Development Plan</i> recommendations.	Transit	<b>2006-2010</b>
<b>2.14</b>	Establish guidelines for land sale and financial incentives.	Finance	<b>2006</b>
<b>2.15</b>	Identify properties that are suitable for redevelopment, set priorities, and implement a plan to address them.	Redevelopment Authority	<b>2006</b>
<b>2.16</b>	Update the Section 106 Agreement to comply with State Historical Society requirements pertaining to Community Development Block Grant related projects.	Planning	<b>2006</b>
<b>2.17</b>	Consider a change to the title of the Eau Claire Landmarks Commission to the Historic Preservation Commission.	Landmarks Commission	<b>2006</b>
<b>2.18</b>	Establish the North Barstow Business Improvement District.	Economic Development	<b>2006</b>
<b>2.19</b>	Prepare design guidelines for Downtown development.	Community Development	<b>2006</b>
<b>2.20</b>	Complete the jurisdictional transfer of Hastings Way from WisDOT to the City of Eau Claire.	Public Works	<b>2007</b>
<b>2.21</b>	Support expansion of the County Courthouse complex in a manner consistent with the neighborhood plan.	City Manager	<b>2008-2010</b>
<b>2.22</b>	Complete the redevelopment of the North Barstow Redevelopment District.	Redevelopment Authority	<b>2009</b>
<b>2.23</b>	Seek opportunities to retro-fit streets with bicycle lanes that are designated as bicycle routes as such streets are reconstructed.	Public Works	<b>Ongoing</b>

<b>Plans and Studies</b>			
<b>3.1</b>	Advocate for a reallocation and expansion of the City's Urban Sewer Service Area Boundary by the WisDNR.	Public Works	<b>2005</b>
<b>3.2</b>	Complete the location study for the Downtown transfer station and implement its recommendations.	Transit	<b>2006</b>
<b>3.3</b>	Prepare or update two neighborhood plans.	Planning	<b>2006-2007</b>
<b>3.4</b>	Help prepare an area master plan for: (1)the vicinity of UW-EC and Sacred Heart Hospital; and (2)Luther-Midelfort (Mayo) Hospital and vicinity.	Community Development	<b>2007</b>
<b>3.5</b>	Develop a comprehensive pedestrian/bicycle plan.	Public Works/ Multi-Modal Advisory Committee	<b>2007</b>
<b>3.6</b>	Study and plan for redevelopment of the west bank of the Chippewa River north and south of Madison Street.	Redevelopment Authority	<b>2007</b>
<b>3.7</b>	Prepare a Downtown parking management plan.	Public Works	<b>2008</b>
<b>3.8</b>	Complete an access justification study for a new I-94 interchange at Cameron, secure state and federal approval, and begin preserving ROW for a future interchange.	Engineering	<b>2008-2010</b>
<b>3.9</b>	Study the need for and feasibility of a community indoor recreation center that may include an ice sheet and aquatic park.	Parks	<b>2008-2010</b>

<b>3.10</b>	Study the elimination of the one-way traffic movement on South Barstow and Graham streets prior to reconstructing the South Barstow streetscape.	Engineering	<b>2008</b>
<b>3.11</b>	Develop a City-wide bicycle route system plan.	Public Works/ Multi-Modal Advisory Committee	<b>2007</b>

### **Codes and Ordinances**

<b>4.1</b>	Amend the Subdivision Code to provide consistency with the <i>Comprehensive Plan</i> .	Planning	<b>2005</b>
<b>4.2</b>	Consider an amendment to Section 2.64 of the City Code of Ordinances to provide for Waterways and Parks Review of development proposals for land adjacent to parks and greenways that is separated from such areas by a public right-of-way.	Planning	<b>2006</b>
<b>4.3</b>	Amend the Zoning Ordinance to provide consistency with the <i>Comprehensive Plan</i> .	Planning	<b>2006</b>
<b>4.4</b>	Strengthen the <i>Multi-Family Housing Design Guidelines</i> and incorporate them into the Zoning Ordinance.	Planning	<b>2005</b>
<b>4.5</b>	Consider adoption of regulations protecting steep slopes and major wooded areas.	Planning	<b>2006</b>
<b>4.6</b>	Amend the Zoning Ordinance to allow non-industrial land uses in business parks.	Planning	<b>2007</b>
<b>4.7</b>	Amend the Zoning Ordinance to include regulatory incentives for infill projects compatible with older neighborhoods and historic districts.	Planning	<b>2006</b>
<b>4.8</b>	Amend the Zoning Ordinance to allow existing residential neighborhoods to make accommodations for non-conforming structures due to setback and area.	Planning	<b>2006</b>
<b>4.9</b>	Consider adoption of an ordinance requiring parkland or cash dedication.	Parks	<b>2008</b>
<b>4.10</b>	Consider adoption of regulations limiting outdoor lighting consistent with Dark Sky standards.	Planning	<b>2007</b>
<b>4.11</b>	Amend the Zoning Ordinance to include regulatory incentives for in-fill projects compatible with older neighborhoods and historic districts.	Planning	<b>2007</b>

### **Joint Efforts**

<b>5.1</b>	Encourage the Chippewa Valley Regional Airport to plan its facilities cooperatively with the City and give due consideration to the adjacent neighborhood.	City Manager	<b>Ongoing</b>
<b>5.2</b>	Host a meeting at least annually with Chippewa and Eau Claire Counties and the nearby cities, villages, towns, and school districts to discuss land use and development issues.	Planning	<b>2005 Ongoing</b>
<b>5.3</b>	Initiate efforts among local jurisdictions to update zoning ordinances and related development regulations to provide consistent standards in the Extraterritorial Review Area compatible with the <i>Comprehensive Plan</i> .	Planning	<b>2005</b>

<b>5.4</b>	Seek to negotiate cooperative boundary plans with nearby towns to ensure reliable implementation of the City's growth management strategy.	Planning/To Be Determined	<b>2005-2010</b>
<b>5.5</b>	Continue to promote an Eau Claire alternative as part of the Midwest Regional Rail System.	Planning	<b>2005-2010</b>
<b>5.6</b>	Initiate or actively participate in joint intergovernmental planning for the future land use for specific growth locations and corridors in the Urban Sewer Service Area.	Planning	<b>2005-2010</b>
<b>5.7</b>	Seek amendments to County zoning regulations to provide consistency with the City <i>Comprehensive Plan</i> .	Planning	<b>2008</b>
<b>5.8</b>	Seek cooperative agreements with the towns, counties, and WisDNR regarding utilities staging.	Public Works	<b>2006</b>
<b>5.9</b>	Petition the WisDNR to amend the Urban Sewer Service Area boundary.	Public Works	<b>2006</b>
<b>5.10</b>	Complete joint feasibility study of an expanded County Courthouse complex that includes adequate space for the City Police Department.	Police	<b>2006</b>
<b>5.11</b>	Initiate a regular schedule of meetings of planning officials to discuss metropolitan planning and growth issues.	Planning	<b>2006</b>
<b>5.12</b>	Initiate efforts to establish a coordinated or joint review process for developments in the Extraterritorial Review Area.	Planning	<b>2006</b>
<b>5.13</b>	Support the efforts of Chippewa and Eau Claire Counties to adopt and implement county comprehensive plans.	Planning	<b>2006-2010</b>
<b>5.14</b>	Convene a meeting of area jurisdictions to consider the creation of a metropolitan advisory commission on intergovernmental cooperation.	City Manager	<b>2006</b>
<b>5.15</b>	Cooperate with nearby communities, the counties, and WisDNR to prepare a regional surface water management plan.	Public Works	<b>2007</b>
<b>5.16</b>	Convene initial discussions and studies by area officials and community stakeholders to address metropolitan Smart Growth issues.	Planning	<b>2007</b>
<b>5.17</b>	Sponsor a joint training workshop for members of local plan commissions and advisory boards in the metropolitan area.	Planning	<b>2007</b>

<b>Capital Improvements</b>			
<b>6.1</b>	Acquire new park sites consistent with the <i>Comprehensive Plan</i> .	Parks	<b>Ongoing</b>
<b>6.2</b>	Acquire land along the rivers, Half Moon lake, and Otter Creek for public parks, plazas, walkways, bicycling paths, overlooks, and riparian protection.	Parks	<b>Ongoing</b>
<b>6.3</b>	Extend utilities to serve an additional 80-120 acres in the Gateway Industrial Park.	Public Works	<b>2005</b>
<b>6.4</b>	Coordinate with WisDOT to complete U.S. 53 Freeway from STH 93 to STH29.	Public Works	<b>2005-2006</b>
<b>6.5</b>	Complete Clairemont Avenue Bicycle and Pedestrian Trail from Hastings Way to the Chippewa River.	Public Works	<b>2006</b>
<b>6.6</b>	Complete Hastings Way reconstruction from Birch Street to STH 93.	Public Works	<b>2006</b>

<b>6.7</b>	Complete Galloway Street extension from Hastings Way east to Birch Street.	Public Works	<b>2006</b>
<b>6.8</b>	Complete West Side corridor from Bellinger Street to Old Wells Road.	Public Works	<b>2006-2007</b>
<b>6.9</b>	Complete Eau Claire River bridge by extending Birch Street from CTH Q to Hwy. 53 interchange in Altoona.	Public Works	<b>2006</b>
<b>6.10</b>	Complete Gateway Drive from East Hamilton Avenue to USH 12.	Public Works	<b>2010</b>
<b>6.11</b>	Identify and acquire land for a soccer and softball complex.	Parks	<b>2010</b>
<b>6.12</b>	Build a new soccer and softball complex	Parks	<b>2015</b>